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Sussex County Planning & Zoning Commission

REVISED AGENDA*

June 9, 2022

5:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – May 12, 2022

Other Business

Still Waters, Phase 11 of The Peninsula on Indian River Bay
Final Site Plan

KS

Mountaire NPW System
Preliminary Site Plan

KH

Richard Tilghman Preliminary Site Plan
Preliminary Site Plan

HW

(S-22-11) Wyoming Millworks – Milton Facility Expansion
Preliminary Site Plan

KH

(2019-29) Scenic Manor (F.K.A. Estates at Mulberry Knoll)
Request to Amend Conditions of Approval

KS

(2021-04) Autumndale (F.K.A. Autumndale & Fairmont)
Request to Amend Conditions of Approval

HW

(2021-05) Turnberry (F.K.A. Unity Branch)
Request to Amend Conditions of Approval

HW

(2021-11) Lightship Cove (F.K.A. Fisher Road)
Request to Amend Conditions of Approval

HW

(2021-12) Miralon (F.K.A. Cool Spring)
Request to Amend Conditions of Approval

KH



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| <u>Headwater Cove Amenities Plan</u> Preliminary Amenities Plan | KS |
| <u>Lands of RDL Properties, LLC</u> Minor Subdivision off a 20-foot easement | BM |
| <u>Lands of Timothy & Jessica Tice</u> Minor Subdivision off a 20-foot easement | BM |
| <u>Lands of Four C's Properties, LLC</u> Minor Subdivision off a 30-foot Easement | KS |
| <u>Lands of Sunshine Drive, LLC</u> Minor Subdivision off a 50-foot easement | BM |
| <u>Lands of Dennis Paquette</u> Minor Subdivision off a 50-ft easement | KS |
| <u>Lands of Yoder Properties, LLC</u> Minor Subdivision off a 50-foot easement | BM |

Old Business

2021-06 – Coral Lakes (F.K.A. Coral Crossing) KS
A Coastal Area cluster subdivision to divide 152.32 acres +/- into 315 single family lots to be located on a certain parcel of land and lying and being in Indian River Hundred, Sussex County. The property is located on the southwest side of Robinsonville Road (S.C.R 277) approximately 0.65 mile south of Kendale Road (S.C.R. 287) Tax Parcels: 234-6.00-67.00 & 84.00. Zoning: AR-1 (Agricultural Residential District).

C/U 2352 CB Lewes, LLC KS
An Ordinance to grant a Conditional Use of land in an MR Medium-Density Residential District to amend the conditions of approval of C/U 1845 (Ordinance No. 2106) to increase the number of permitted multifamily units from 168 to 198 for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 18.08 acres, more or less. The property is lying on the northeast side of Plantations Road (Rt. 1D), 850 feet northwest of Robinsonville Road (S.C.R. 271). 911 Address: N/A. Tax Parcel: 334-6.00-504.02

C/Z 1946 Ronald & Candice Gray HW
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a B-2 Business Community District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.564 acres, more or less. The property is lying on the west side of Roxana Road (Rt. 17), approximately 0.69-miles northeast of the intersection of Roxanna Road and Daisey Road (S.C.R. 370) 911 Address: N/A. Tax Parcel: 134-15.00-20.12.

C/U 2293 Ronald & Candice Gray HW
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential

District for 703 storage units and outdoor storage for boats and RV's to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 8.424 acres, more or less. The property is lying on the west side of Roxana Road (Rt. 17), approximately 0.68-miles northeast of the intersection of Roxanna Road and Daisey Road (S.C.R. 370). 911 Address: N/A. Tax Parcel: 134-15.00-20.06.

C/U 2294 Horsey Family, LLC

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for the expansion of C/U 1741 (Ordinance 2021) for the expansion of a borrow pit to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 62.204 acres, more or less. The property is lying on the east side of Asbury Road (S.C.R. 446), approximately 0.35 mile south of County Seat Highway (Rt. 9). 911 Address: N/A. Tax Parcel: 231-21.00-21.00.

AN ORDINANCE TO AMEND THE CODE OF SUSSEX COUNTY, CHAPTER 72, ARTICLE II, SECTIONS 72-16 THROUGH 72-28 AND CHAPTER 115, ARTICLE IV, V, VI, VII AND VIII SECTIONS 115-20, 115-25, 115-29, 115-34, 115-37, 115-42, 115-45, 115-50, 115-53 AND 115-58 REGARDING AFFORDABLY PRICED RENTAL UNITS AND THE SUSSEX COUNTY RENTAL UNIT (SCRP) PROGRAM.

Public Hearings

C/U 2295 Bones & Sons Heating & Air

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for indoor and outdoor storage of heating and cooling equipment to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County, containing 4.03 acres, more or less. The property is lying on the east side of Conrail Road (S.C.R. 546), approximately 606 feet south of the intersection of Hearn's Pond Rd (S.C.R. 544). 911 Address: 22135 Conrail Road, Seaford, DE. Tax Parcel: 331-3.00-129.07.

C/U 2296 Michael Milligan

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a towing business to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County, containing 3.078 acres, more or less. The property is lying on the east side of Justice Farm Road (S.C.R. 449A), approximately 0.31 mile south of Johnson Road (S.C.R. 447). 911 Address: 31531 Justice Farm Road, Laurel. Tax Parcel: 232-19.00-12.02.

C/Z 1957 Ronicca Payton

KH

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a B-1 Neighborhood Business District to an AR-1 Agricultural Residential District for a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 0.28 acres, more or less. The property is lying on the east side of Front Street (S.C.R. 38B), approximately 200-feet south of Washington St. (S.C.R. 225C). 911 Address: 8465 Front Street, Lincoln, DE. Tax Parcel: 230-6.17-19.00.

C/Z 1958 Boardwalk Development, LLC

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a GR

General Residential District to a GR-RPC General Residential District – Residential Planned Community for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 21.32 acres, more or less. The property is lying on the north and northeast side of Banks Road (S.C.R. 298), approximately 0.49-mile southeast of John J. Williams Highway (Rt. 24). 911 Address: N/A. Tax Parcel: 234-17.00-165.00.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 2, 2022 at 4:56 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

***This agenda was revised on June 3, 2022 at 2:12 p.m., to include Other Business Items (2021-04) Autmundale (F.K.A. Autumdale & Fairmont), (2021-05) Turnberry (F.K.A. Unity Branch), (2021-11) Lightship Cove (F.K.A. Fisher Road), and (2012-12) Miralon (F.K.A. Cool Spring)**

-MEETING DETAILS-

The meeting will be streamed live at: <https://sussexcountyde.gov/council-chamber-broadcast>

The County provides a dial-in telephone number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.** Any person who dials in by telephone should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1 302-394-5036

Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items listed under Public Hearings on this agenda.

The Planning & Zoning Commission meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountyde.gov/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountyde.gov. All comments are encouraged to be submitted by 4:00 P.M on Wednesday, June 8, 2022.

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